Karen Johnson Davidson County
Batch# 1440952 DEEDWARR
07/01/2026 01:54:30 PM 3 pgs
Fees: $18.00 Taxes: $4,033.00
20260701-0059540

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,090,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th DAY OF June, 2026

Notary Public

MY COMMISSION EXPIRES: 4-2-2029

(AFFIX SEAL)

MELODY M. JENKINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 2, 2029

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS
KLDA Properties, GP, a Tennessee Partnership	Same as Owner	
(NAME)	(NAME)	
2406 & 2408 Eugenia Ave	2402 Eugenia Avenue	118 08 0 077.00 &
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	118 08 0 078.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **N & B PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KLDA PROPERTIES, GP, A TENNESSEE PARTNERSHIP,** HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Parcel 1: 2406 Eugenia Avenue

Land in Davidson County, Tennessee being Lot No. 69 on the Map of GRANDVIEW HEIGHTS, as of record in Book 161, Pages 14 and 15, Register's Office for said County.

Said Lot No. 69 fronts 50 feet on the Easterly side of Eugenia Avenue and runs back between parallel lines, 150 feet to an alley.

Parcel 2: 2408 Eugenia Avenue

Land in Davidson County, Tennessee being Lot No. 70 on the Map of GRANDVIEW HEIGHTS, as of record in Book 161, Pages 14 and 15, Register's Office for said County.

Said Lot No. 70 fronts 50 feet on the Easterly side of Eugenia Avenue and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to N & B Properties, LLC, a Tennessee limited liability company, by Warranty Deed from Richard E. Boensch, an unmarried man, also known as Richard Edmond Boensch, of record in Instrument No. 20190801-0075794, in the Register's Office of Davidson County, Tennessee, dated July 31, 2019 and recorded on August 1, 2019.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 2406 & 2408 Eugenia Ave, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 26th day of June, 2026

N & B Properties, LLC,
a Tennessee Limited Liability Company

BY: _____
William Gano Leavell, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, M. R. Schodroski of the state and county mentioned, personally appeared William Gano Leavell, Sole Member of N & B Properties, LLC with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of N &B Properties, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that such William Gano Leavell, Sole Member of N & B Properties, LLC as Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and official seal this 26th day of June, 2026

Commission expires:

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM. EXPIRES 02/03/2030

M. R. Schodroski
Notary Public

Certificate of Authenticity

I, Robert L. Scruggs, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law, on this the 30th day of June, 2026

Robert L Scruggs 6-30-2024

Signature Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this the 30th day of June, 2026.

Notary's Signature
My Commission Expires: 7-2-2029

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 2, 2029